

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES - N/S Riderwood-Lutherville Drive, 300' E of Morris Avenue (1920 Greenspring Drive) 8th Election District 4th Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-80-SPHA

Central Laboratory of Assoc.  
Maryland Pathologists - Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to permit access to an office/laboratory use through a D.R. 5.5 zone, and variances to permit side and rear yard setbacks of 30 feet each in lieu of the required 50 feet for the existing laboratory and to permit the proposed office/research building to be located within 100 feet of the D.R. 5.5 zone line, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Robert A. Hoffman, Esquire, appeared and testified. Mr. George Gavrelis, an expert witness with Daft-McCune-Walker, Inc. also appeared in support of the Petition. There were no Protestants.

At the onset of the hearing, Counsel for Petitioner entered a revised plan, identified as Petitioner's Exhibit 2, depicting some minor modifications which took place at the CRG meeting but which did not affect the variance request. Further, Mr. Hoffman confirmed that the Petition for Special Hearing in this matter had been withdrawn in accordance with the letter dated July 11, 1988 from John Trueschler of Commercial Development, Inc., identified herein as Petitioner's Exhibit 1, which was approved by James E. Dyer, Zoning Supervisor, on July 25, 1988.

Testimony indicated that the subject property, known as 1920 Greenspring Drive, is zoned M.L.-I.M., and is currently improved with an existing two-story medical laboratory. Petitioner proposes construction

of a three-story addition to the existing laboratory facility and the construction of a separate two-story office/research and development building on the adjacent property. Testimony indicated that portions of the existing laboratory and proposed office/research and development buildings are within 100 feet of the M.L./D.R. 5.5 demarcation line, and as such, require side yard setbacks. Counsel testified Petitioner would suffer hardship and practical difficulty if portions of the proposed building had to be redesigned and reduced in size in order to meet the setback requirements of 50 feet.

In support of the requested variance, Counsel introduced as Petitioner's Exhibit 3 a letter from Charlie P. Forbes of the Lutherville Community Association which indicates they have no objection to the proposed project.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October, 1988 that the Petition for Special Hearing to permit access to an office/laboratory use through a D.R. 5.5 zone, be and is hereby DISMISSED as moot; and,

IT IS FURTHER ORDERED that variances to permit side and rear yard setbacks of 30 feet each in lieu of the required 50 feet for the existing laboratory and to permit the proposed office/research building to be located within 100 feet of the D.R. 5.5 zone line, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- 3) Petitioner shall comply with all requirements as set forth in the Zoning Plans Advisory Committee comments which have been adopted in their entirety and made a part of this Order.

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4) The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner. Said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING  
Date 10/25/88  
By J. Robert Haines

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
210 Allegheny Avenue  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

October 20, 1988



Dennis F. Rasmussen  
County Executive

John B. Howard, Esquire  
Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - N/S Riderwood-Lutherville Drive, 300' E of Morris Avenue (1920 Greenspring Drive) 8th Election District - 4th Councilmanic District Central Laboratory of Associated Maryland Pathologists - Petitioners Case No. 89-80-SPHA

Dear Messrs. Howard & Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3331.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the sole means of access for an office/laboratory use through a D.R. 5.5 zone (C-207 BM-1).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and provisions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Commercial Development, Inc.  
(Type or Print Name)

Signature By: Andrew J. Porfeli  
President

Address 420 Virginia Avenue  
Towson, Maryland 21204

City and State

Attorney for Petitioner:

John B. Howard  
(Type or Print Name)

Signature By: J. Robert Haines

Address 210 Allegheny Avenue  
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):  
Central Laboratory of Associated MD  
Pathologists, Ltd. (C.L.A.M.P.)  
(Type or Print Name)

Signature By: Dr. John Adams

Address 1920 Greenspring Drive  
Timonium, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

Name 210 Allegheny Avenue  
Towson, Maryland 21204

City and State

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1988, at 7:00 o'clock P.M.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 15 MIN. (over)  
AVAILABLE FOR HEARING - 10:00 AM - 12:00 PM  
NOV. 7/88 - DEC. 1/88 - NEXT TWO MONTHS  
OTHER  
REVIEWED BY: C.R. DATE 6/28/88

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.2 to allow "sideyard setback" of 30 ft. in lieu of the required 50 ft. for the portions of the existing lab and proposed office/research building within 100 ft. of the D.R. 5.5 zone line.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Commercial Development, Inc.  
(Type or Print Name)

Signature By: Andrew J. Porfeli  
President

Address 420 Virginia Avenue  
Towson, Maryland 21204

City and State

Attorney for Petitioner:

John B. Howard  
(Type or Print Name)

Signature By: J. Robert Haines

Address 210 Allegheny Avenue  
Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):  
Central Laboratory of Associated MD  
Pathologists, Ltd. (C.L.A.M.P.)  
(Type or Print Name)

Signature By: Dr. John Adams

Address 1920 Greenspring Drive  
Timonium, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

Name 210 Allegheny Avenue  
Towson, Maryland 21204

City and State

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1988, at 9:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 15 MIN. (over)  
AVAILABLE FOR HEARING - 10:00 AM - 12:00 PM  
NOV. 7/88 - DEC. 1/88 - NEXT TWO MONTHS  
OTHER  
REVIEWED BY: C.R. DATE 6/28/88

DAFT-MCCUNE-WALKER, INC.



200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone: 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

Description

6.205 Acres Parcel for

Zoning Variance

Approximately 300 Feet East of Morris Avenue,  
400 Feet South of Forest Drive, Eighth Election District  
Baltimore County, Lutherville, Maryland.

Beginning for the same on the northerly right-of-way line of Riderwood-Lutherville Drive, of variable width, at a point at the end of the two following courses measured from the center line intersection of Riderwood-Lutherville Drive at Morris Avenue, viz:  
(1) binding on the center line of Riderwood-Lutherville Drive southeasterly by a line curving to the left having a radius of 599.89 feet for a distance of 330.00 feet, thence (2) radially in a northeasterly direction 35.00 feet to the point of beginning, thence leaving said point of beginning and running for new lines the fifteen following courses and distances, viz: (1) North 19 degrees 35 minutes 50 seconds East 125.08 feet, thence (2) North 22 degrees 08 minutes 00 seconds West 208.39 feet, thence (3) North 22 degrees 51 minutes 00 seconds East 139.79 feet, thence (4) North 80 degrees 29 minutes 52 seconds East 430.28 feet, thence (5) South 02 degrees 35 minutes 02 seconds West 291.42 feet, thence (6) North 75 degrees 39 minutes 00 seconds East 291.14 feet, thence (7) Southeasterly by a line curving to the left having a radius of 75.00 feet for a distance



of 17.75 feet (the arc of said curve being subtended by a long chord bearing South 51 degrees 02 minutes 40 seconds East 17.71 feet), thence (8) South 06 degrees 12 minutes 30 seconds West 54.13 feet, thence (9) North 75 degrees 39 minutes 00 seconds East 75.02 feet, thence (10) South 14 degrees 21 minutes 00 seconds East 140.00 feet, thence (11) South 75 degrees 39 minutes 00 seconds West 500.00 feet, thence (12) North 14 degrees 21 minutes 00 seconds West 140.00 feet, thence (13) South 75 degrees 39 minutes 00 seconds West 100.00 feet, thence (14) South 01 degree 26 minutes 04 seconds East 129.82 feet, and thence (15) Northwest by a line curving to the right having a radius of 579.89 feet for a distance of 217.40 feet (the arc of said curve being subtended by a long chord bearing North 81 degrees 11 minutes 40 seconds West 216.13 feet) the point of beginning; containing 6.205 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.  
Our Job No. 82031 (L82031)  
June 17, 1988



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
394-7553

J. Robert Haines  
Zoning Commissioner

Date: 9/15/88

Dr. John Adams  
Central Laboratory of Associated Maryland Pathologists, Ltd.  
1920 Greenspring Drive  
Timonium, Maryland 21053

Re: Petition for Special Hearing  
CASE NUMBER: 89-80-SPH  
N/S Ridewood-Lutherville Drive, 330' E Morris Avenue  
(1920 Greenspring Drive)  
8th Election District - 4th Councilmanic  
Petitioner(s): Central Laboratory of Associated Maryland Pathologists, Ltd.  
Contract Purchaser(s): Commercial Development, Inc.  
HEARING SCHEDULED: THURSDAY, SEPTEMBER 22, 1988 at 9:00 a.m.

Dear Dr. Adams:

Please be advised that \$134.38 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

**THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.**

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before Building, Room 111, is scheduled to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059121  
DATE: 9/22/88 ACCOUNT: P-01-415-7000  
AMOUNT: \$ 134.38  
RECEIVED FROM: C.L.A.M.P.  
FOR: 9/22/88 Hearing  
B 01\*\*\*\*\*12458-89835  
89-80-SPH-4

PETITION FOR VARIANCE  
RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
N/S Ridewood-Lutherville Dr., : OF BALTIMORE COUNTY  
330' E Morris Ave. (1920 :  
Greenspring Dr.), 8th District :  
CENTRAL LABORATORY OF ASSOCIATED : Case No. 89-80-SPH  
MD PATHOLOGISTS, LTD. :  
(C.L.A.M.P.), Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1988, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner; and Andrew J. Poffel, President, Commercial Development, Inc., 420 Virginia Ave., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

August 1, 1988

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing  
CASE NUMBER: 89-80-SPH  
N/S Ridewood-Lutherville Drive  
330' E Morris Avenue  
(1920 Greenspring Drive)  
8th Election District - 4th Councilmanic  
Petitioner(s): Central Laboratory of Associated Maryland Pathologists, Ltd. (C.L.A.M.P.)  
HEARING SCHEDULED: THURSDAY, SEPTEMBER 22, 1988 at 9:00 a.m.

Variance to allow a sideyard and rear yard setback of 30 ft. in lieu of the required 50 ft. for the portions of the existing lab and proposed office/research building within 100 feet of the DR5.5 line.  
Special Hearing to approve the sole means of access for an office/laboratory use through a DR5.5 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Dr. John Adams  
Mr. Andrew J. Poffel  
John B. Howard, Esq.  
File

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: August 30, 1988  
Posted for: Special Hearing and Variance  
Petitioner: Central Laboratory of Associated Maryland Pathologists, Ltd.  
Location of property: N/S of Ridewood-Lutherville Drive  
330' E of Morris Avenue (1920 Greenspring Drive)  
Location of Sign: North side of Ridewood-Lutherville Drive  
Remarks: see front of subject property  
Posted by: J. R. Haines Date of return: September 2, 1988  
Number of Signs: 2

### CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 24, 1988.

\$72.50

TOWSON TIMES.

S. Zake Olson  
Publisher

RECEIVED JUL 28 1988

COMMERCIAL  
DEVELOPMENT  
INCORPORATED

Received 7/25  
July 11, 1988

### PETITIONER'S EXHIBIT 1

Mr. James E. Dyer  
Zoning Supervisor  
Baltimore County Zoning Department  
111 W. Chesapeake Avenue  
Room 113  
Towson, Maryland 21204

RE: Commercial Access Road to the C.L.A.M.P. property through a residential zone; no special hearing required

Dear Mr. Dyer:

I am writing to confirm the outcome of our 11:00 A.M. meeting on Wednesday, July 6. Enclosed is a print of the CRG plan.

The sole access to the C.L.A.M.P. property is off of Green Spring Drive, an exclusively commercial road serving a large tract of ML-IM land east of I-83 and south of Timonium Road. Green Spring Drive terminates in a cul-de-sac at the southern end of the ML-IM zone; the C.L.A.M.P. access is off the cul-de-sac. The access road passes through a portion of C.L.A.M.P. property zoned DR 5.5.

It is our understanding that no special hearing will be required for this access. Baltimore County zoning policy "BM-1 Access" paragraph A.2 states: "Access through a residential zone for a commercial or industrial use may be permitted if it is the sole access." The paragraph continues by leaving to "the judgment of the Zoning Commissioner and/or the Zoning Supervisor" the need for a hearing "based on a determination that:

1. it is the only possible access from a public street;
2. and/or the residential land in issue is too small;
3. and/or the land in issue is subject to other restrictions which prevents a residential use."

The C.L.A.M.P. access road satisfies the third criterion. As part of the CRG process and approval, the owners and developers of the C.L.A.M.P. property have entered into restrictive covenants with the Lutherville Community Association. Those covenants restrict improvements within the DR 5.5 portion of the site to the access road, storm water management ponds, grading and planting as shown on the CRG plan. More importantly, the covenants specifically preclude, in perpetuity, the construction of any type of building or parking. Having satisfied the third criterion, the need for a hearing is a matter of "judgment for the Zoning Commissioner and/or the Zoning Supervisor."

420 Virginia Avenue - Towson, Maryland 21204 - 301 296-7373

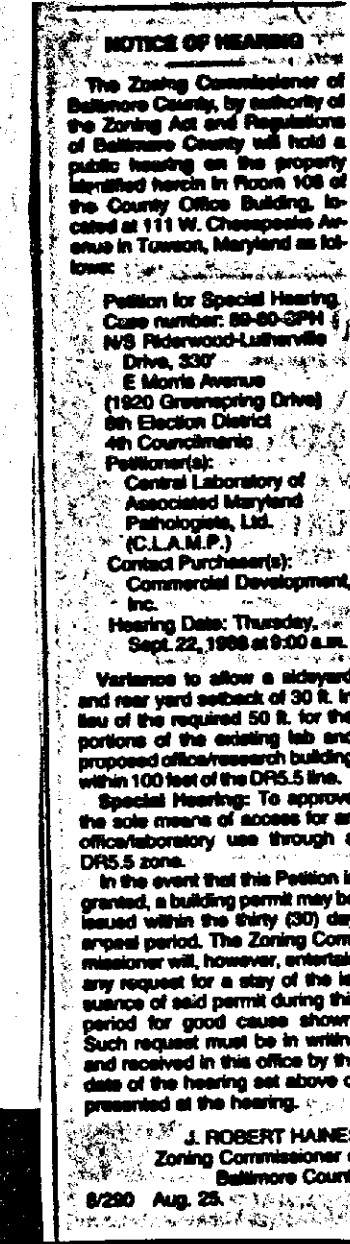
### CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 25, 1988.

\$46.88

THE JEFFERSONIAN,

S. Zake Olson  
Publisher



Mr. James E. Dyer  
July 11, 1988  
Page 2

The C.L.A.M.P. development plan meets the intent of the zoning policy. The access road does not pass through a residential neighborhood; it is linked to Green Spring Drive, a road used exclusively for commercial and industrial uses. Furthermore, the access road is designed to be more than 80' from the closest property line, and is screened by a berm and evergreen trees as part of the developer's covenants with the community. The access road will have no effect on the community.

After discussing the plan with you, it is our understanding that a special hearing to permit the access road to go through the residential zone will not be required. If you believe that my summary of our discussion and of the interpretations reached is correct, please affirm your concurrence in the space provided below.

Very truly yours,  
COMMERCIAL DEVELOPMENT, INC.  
John Trueschler  
John Trueschler

JT:smz

James E. Dyer 7/25/88  
Zoning Supervisor Date

cc: File  
George E. Gavrelis, Daft-McCune-Walker, Inc.  
Zoning (2)



420 Virginia Avenue • Towson, Maryland 21204 • 301 296-7373



Mr. James E. Dyer  
July 11, 1988  
Page 2

The C.L.A.M.P. development plan meets the intent of the zoning policy. The access road does not pass through a residential neighborhood; it is linked to Green Spring Drive, a road used exclusively for commercial and industrial uses. Furthermore, the access road is designed to be more than 80' from the closest property line, and is screened by a berm and evergreen trees as part of the developer's covenants with the community. The access road will have no effect on the community.

After discussing the plan with you, it is our understanding that a special hearing to permit the access road to go through the residential zone will not be required. If you believe that my summary of our discussion and of the interpretations reached is correct, please affirm your concurrence in the space provided below.

Very truly yours,  
COMMERCIAL DEVELOPMENT, INC.  
*John Trueschler*  
John Trueschler

JT:SMZ

*James E. Dyer* 7/25/88  
James E. Dyer  
Zoning Supervisor

cc: File  
George E. Gavrellis, Daft-McCune-Walker, Inc.  
Zoning (2)

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 9917  
TOWSON, MARYLAND 21204

TELEPHONE  
(301) 823-4411  
TELEFAX  
(301) 821-0147  
DIRECT DIAL NUMBER  
(301) 494-9182

August 5, 1988

#### Hand Delivery

J. Robert Haines  
Zoning Commissioner  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Central Laboratory of Associated MD  
Pathologists, Ltd.  
Case No.: 89-80-SPHA

Dear Mr. Haines:

On behalf of the Petitioner in the above-referenced case, please withdraw without prejudice the Petition for Special Hearing. Attached is a copy of a letter signed by Jim Dyer confirming that no special hearing is required. Please note that the Petition for Variance also filed in connection with this property is not being withdrawn.

Thank you.

Very truly yours,  
*Robert A. Hoffman*  
Robert A. Hoffman

RAH:AAH:bw  
Enclosure  
cc: John Trueschler

RECEIVED  
AUG 8 1988  
ZONING OFFICE

